

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number PHILIP A. GASTEIER (130043) KRIKOR J. MESHEFEJIAN (SBN 255030) LEVENE, NEALE, BENDER, RANKIN & BRILL L.L.P. 10250 Constellation Boulevard, Suite 1700 Los Angeles, California 90067 Telephone: (310) 229-1234 Facsimile: (310) 229-1244	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
In re: WING CHEONG PROPERTIES LLC,  Debtor(s).	CASE NO.: 09-bk-34463-SB

**AMENDED NOTICE OF SALE OF ESTATE PROPERTY**

<b>Sale Date:</b> 6/2/10	<b>Time:</b> 11:00 a.m.
<b>Location:</b> Courtroom 1575, 255 E. Temple Street, Los Angeles, CA 90012	

Type of Sale: ☒ Public ☐ Private Last date to file objections: \_\_\_\_\_

Description of Property to be Sold: Real Property, located at 9671 Telstar Avenue, El Monte, California, consisting  
primarily of a commercial warehouse approximately 73,000 square feet in size.

Terms and Conditions of Sale: Free and clear of all liens, claims and encumbrances.

Proposed Sale Price: \$3.6 MILLION - SUBJECT TO HIGHER AND BETTER OFFERS

Overbid Procedure (If Any): \_\_\_\_\_

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Krikor J. Meshefejian, Esq.  
Levene, Neale, Bender, Rankin & Brill L.L.P.  
10250 Constellation Blvd., Suite 1700  
Los Angeles, CA 90067  
Tel: (310) 229-1234; Email: kjm@lnbrb.com

Date: 5/18/10

In re:  
WING CHEONG PROPERTIES LLC

Debtor(s).

Chapter 7  
No. 2:09-bk-34463-SB

**NOTE:** When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on the CM/ECF docket

### PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 10250 Constellation Boulevard, Suite 1700, Los Angeles, California 90067. A true and correct copy of the foregoing document described as: **AMENDED NOTICE OF ESTATE PROPERTY**, will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner indicated below:

**I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")** – Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On **May 18, 2010** I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

David Marh on behalf of Debtor Wing Cheong Properties LLC, marhlaw@yahoo.com  
Krikor J Meshefjian on behalf of Trustee Edward Wolkowitz, kjm@lnbrb.com  
United States Trustee (LA), ustpreion16.la.ecf@usdoj.gov  
Edward M Wolkowitz, emwtrustee@lnbrb.com, ewolkowitz@ecf.epiqsystems.com

**II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL** (indicate method for each person or entity served):

On **May 18, 2010**, I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and/or with an overnight mail service addressed as follows. *Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.*

Overnite Express

The Hon. Ernest M. Robles  
United States Bankruptcy Court  
255 East Temple Street  
Los Angeles, CA 90012

By U.S. mail:

All creditors and interested parties  
[See attached service list]

**III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL** (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **May 18, 2010** I served the following person(s) and/or entity(ies) by personal delivery, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. *Listing the judge here constitutes a declaration that personal delivery on the judge will be completed no later than 24 hours after the document is filed.*

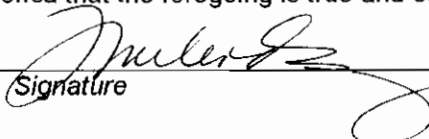
By Email:

Creditors and interested parties  
[As indicated on attached service list]

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

May 18, 2010  
Date

Trish Melendez  
Type Name

  
Signature

**Wing Cheong Properties, Inc.**  
**Case No. 09-bk-34463-SB**

Wing Cheong Properties LLC  
9671 Telstar Avenue  
El Monte, CA 91731

**Debtor's Counsel**  
David Marh, Esq.  
Law Offices of David Marh & Associates  
3325 Wilshire Blvd., Suite 1350  
Los Angeles, CA 90010

**Counsel for East West Bank**  
Curtis C. Jung  
Jung & Yuen, LLP  
888 S. Figueroa Street, Suite 720  
Los Angeles, CA 90017

**Counsel for Capital Access Group**  
Brian S. Healy  
Tierney, Watson & Healy  
595 Market Street, Suite 2360  
San Francisco, CA 94105

Flotera  
9671 Telstar Avenue  
El Monte, CA 91731

Eddy Tan  
Agent for Service of Process for Flotera  
713 W. Duarte Road, Suite G-522  
Arcadia, CA 91007

Global Comp One, Inc.  
c/o Allen E. Baker  
9415 Telfair Avenue  
Sun Valley, CA 91352

Global Comp One, Inc.  
9671 Telstar Avenue  
El Monte, CA 91731

Makoto Auto Trends  
c/o Eddy Tan  
713 W. Duarte Road, Suite G-522  
Arcadia, CA 91007

Makoto Auto Trends  
9671 Telstar Avenue  
El Monte, CA 91731

Los Angeles County Tax Assessor  
500 W. Temple Street, Room 225  
Los Angeles, CA 90012

Michael Fang  
Straits Investment & Mgmt  
2020 S. Hacienda blvd., #M  
Hacienda Heights, Ca 91745  
[michael@straitsintl.com](mailto:michael@straitsintl.com)

Tiane Means  
Ralph Laster & Associates  
4032 Wilshire Blvd., #410  
Los Angeles, CA 90010

George Meshkanian  
Cal X Properties  
2932 Wilshire Blvd., #205  
Santa Monica, CA 90403  
[george@calxproperties.com](mailto:george@calxproperties.com)

Alvin Weinraub  
17530 Embassy Drive  
Encino, CA 91316  
[amw@earthlink.net](mailto:amw@earthlink.net)

Lynn Eisenhower  
Coldwell Banker-Richard Ellis  
111 Universal Hollywood, Dr. 27<sup>th</sup> Fl.  
Universal City, CA 91608  
[lyn.eisenhower@cbre.com](mailto:lyn.eisenhower@cbre.com)

Michael Molnar  
Daum Commerical Real Estate  
801 S. Figueroa #600  
Los Angeles, CA 90017  
[michael.molnar@daumcommercial.com](mailto:michael.molnar@daumcommercial.com)

Mark Repstad  
Binswanger/Realty Advisory Group  
545 S. Figueroa St. #1209  
Los Angeles, CA 90071  
[mrepstad@raginc.com](mailto:mrepstad@raginc.com)

Cory Lewis  
Aswill Associates  
18605 E. Gale Ave., #230  
City of Industry, CA 91748  
[corylewis@ashwill.com](mailto:corylewis@ashwill.com)

City Financial  
P.O. Box 22066  
Tempe, AZ 85285

United Commercial  
1237 W. Walnut Street  
Compton, CA 90220

**OTHER POTENTIALLY INTERESTED PARTIES**

- 1) David Wong -- [dwong@ourcastlehomes.com](mailto:dwong@ourcastlehomes.com)
- 2) John Tai -- [jntail@pacbell.com](mailto:jntail@pacbell.com)
- 3) Alex Haiek -- [alex@perisso.com](mailto:alex@perisso.com)
- 4) Arthur Flores -- [arthur.flores@cbre.com](mailto:arthur.flores@cbre.com)
- 5) Mike Dunn -- [mdunn@jdproperty.com](mailto:mdunn@jdproperty.com)
- 6) Becky Chen -- [bcremax@earthlink.net](mailto:bcremax@earthlink.net)